027.0	0004	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,043,800 / 1,043,800
					USE VALUE:	1,043,800 / 1,043,800
					ASSESSED:	1,043,800 / 1,043,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-42B	CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAPOBIANCO S & SOARES D/TRS
Owner 2:	ANTONIO & LAURA SOARES IRR TRU
Owner 3:	
Street 1:	10 ARICIA LANE
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	SOARES ANTONIO F & LAURA -
Owner 2:	-
Street 1:	PO BOX 1254
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,197 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1974, having primarily Vinyl Exterior and 3265 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5197.000	583,100		460,700	1,043,800
Total Card	0.119	583,100		460,700	1,043,800
Total Parcel	0.119	583,100		460,700	1,043,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.69 | /Parcel: 319.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18938
GIS Ref:
GIS Ref:
Insp Date: 07/06/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	583,100	0	5,197.	460,700	1,043,800	1,043,800	Year End Roll	12/18/2019
2019	104	FV	440,200	0	5,197.	489,500	929,700	929,700	Year End Roll	1/3/2019
2018	104	FV	440,200	0	5,197.	357,100	797,300	797,300	Year End Roll	12/20/2017
2017	104	FV	400,200	0	5,197.	311,000	711,200	711,200	Year End Roll	1/3/2017
2016	104	FV	400,200	0	5,197.	264,900	665,100	665,100	Year End	1/4/2016
2015	104	FV	362,700	0	5,197.	259,200	621,900	621,900	Year End Roll	12/11/2014
2014	104	FV	362,700	0	5,197.	213,100	575,800	575,800	Year End Roll	12/16/2013
2013	104	FV	377,200	0	5,197.	202,700	579,900	579,900		12/13/2012

!2295!

PRINT

Date	Time
12/10/20	17:44:33

LAST REV

Date	Time
08/04/17	09:15:05
apro	
2295	

USER DEFINED

Prior Id # 1:	18938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOARES ANTONIO	54261-96		2/5/2010	Convenience	1	No	No		
	14043-169		8/1/1980		115,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2008	406	Add Bath	35,000			G9	GR FY09	on 2nd floor - int
11/8/2007	1035	Manual	5,000					re-build basement
5/17/2006	388	Manual	7,200					re-build fr stairs

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Measured	372	PATRIOT
12/15/2005	MLS	HC	Helen Chinal
12/23/2004	External Ins	BR	B Rossignol
5/16/2000	Inspected	276	PATRIOT
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5197		Sq. Ft.	Site		0	80.	1.11	1									460,729						460,700	

Total AC/HA: 0.11931 | Total SF/SM: 5197 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,729 | Spl Credit | Total: 460,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.5	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03702545
Const Adj.:	0.99989998
Adj $ / SQ:	176.277
Other Features:	137000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698353
Depreciation:	115228
Depreciated Total:	583125

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

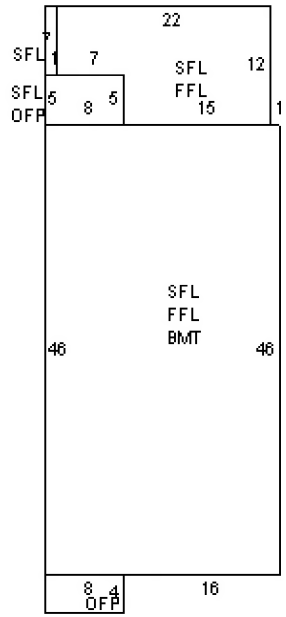
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.28
Special Features:	0	Val/Su Net:	149.94
Final Total:	583100	Val/Su SzAd	214.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,380	176.280	243,262
FFL	First Floor	1,333	176.280	234,977
BMT	Basement	1,104	72.710	80,276
OFP	Open Porch	72	39.410	2,838
	Net Sketched Area:	3,889	Total:	561,353
Size Ad	2713	Gross Are	3889	FinArea 3265

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	